

142.A

0009

0142.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
815,400 / 815,400
815,400 / 815,400
815,400 / 815,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	SHARON PHYLLIS ANN	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 142 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	SHARON PHYLLIS ANN -
Owner 2:	DEMPSEY MICHAEL/URGOTIS LYNDA -

Street 1: 142 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Vinyl Exterior and 1975 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8130																

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										311612
										GIS Ref
										GIS Ref
										Insp Date
										08/16/18



USER DEFINED

Prior Id # 1:	92287
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:26:23
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
142.A-0009-0142.2										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	803,400	0	.	.	803,400	803,400	Year End Roll	12/18/2019
2019	102	FV	713,200	0	.	.	713,200	713,200	Year End Roll	1/3/2019
2018	102	FV	632,200	0	.	.	632,200	632,200	Year End Roll	12/20/2017
2017	102	FV	577,400	0	.	.	577,400	577,400	Year End Roll	1/3/2017
2016	102	FV	577,400	0	.	.	577,400	577,400	Year End	1/4/2016
2015	102	FV	525,800	0	.	.	525,800	525,800	Year End Roll	12/11/2014
2014	102	FV	502,400	0	.	.	502,400	502,400	Year End Roll	12/16/2013
2013	102	FV	502,400	0	.	.	502,400	502,400		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
SHARON PHYLLIS	53135-259		7/2/2009	Family		1	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018		Measured						DGM D Mann
5/3/2010		NEW CONDO						BR B Rossignol

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
5/3/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 2 - Hip																					
Roof Cover: 1 - Asphalt Shgl																					
Color: TAN																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1921	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl: 1	Rating: Very Good			Other													
Jurisdct: G11		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
								Totals	RMs: 9	BRs: 3	Baths: 2	HB									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 6 - Average				Total Units:				Interior:		1	9	3									
Sec Int Wall:		%		Floor: M - Multi-Level				Additions:													
Partition: T - Typical				% Own: 55.000000000				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors: 4 - Carpet		50%						Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.A-0009-0142.2												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				